



2 Grey Street, Harrogate, HG2 8DL

£1,150 pcm

Bond £1,326

A bond/deposit will be required in advance.

ESTATE AGENTS • LETTING AGENTS • CHARTERED SURVEYORS

2 Grey Street, Harrogate, HG2 8DL

A 3 bedroomed double fronted mid town house with spacious accommodation over three levels in this fashionable location on the south side of Harrogate. This excellent property provides spacious and modern accommodation with a stylish dining kitchen together with sitting room and three double bedrooms on the upper floors with a modern house bathroom. Grey Street is a convenient location close to a parade of shops, a Marks & Spencer's food outlet, Hornbeam Park railway station, excellent schools and is a short distance from Harrogate town centre. EPC Rating D.

GROUND FLOOR

SITTING ROOM

A spacious reception room with windows to front and side.

DINING KITCHEN

With stylish modern fitted wall and base units with electric hob with extractor hood above and integrated electric oven. Dishwasher and space for fridge freezer, dining area and window to front.

UTILITY ROOM

With boiler and space for washer / dryer and door leading to the courtyard garden

FIRST FLOOR

BEDROOM 1

A double bedroom with window to front.

BEDROOM 2

A double room with window to side.

BATHROOM

A modern white suite with wc, basin and bath with shower above. With window to side and heated towel rail.

SECOND FLOOR

BEDROOM 3

A further double bedroom with windows to front and rear.

OUTSIDE

To the rear of the property there is a courtyard garden.

COUNCIL TAX

This property has been placed in council tax band B.

SERVICES

All mains services are connected to the property.
Mobile coverage - EE & Three good. Vodafone & O2 variable indoors
Broadband - Basic 23 Mbps, Superfast N/A, Ultrafast 1000 Mbps
Network availability - Openreach, Virgin, CityFibre

Information obtained via:
<https://checker.ofcom.org.uk/>

USEFUL INFORMATION

For more information relating to the property/area, including refuse, planning & development, environment (eg flood risks) and community info (eg doctors, hospitals, schools) please visit:

<https://secure.harrogate.gov.uk/inmyarea/Property/?uprn=100050393393>

TERMS

1. To be let on an Assured Shorthold Tenancy for a minimum term of at least 6 months defaulting to periodic from 1st May 2026.
2. Please check with the agent before booking a viewing if you have pets or children or are sharers to ensure the property is suitable before viewing.
3. Each applicant is required to complete an application form to apply for a property. An application is not deemed as put forward until ALL applicants have returned a fully completed form to the agent.
4. References will be obtained using a credit reference agency.
5. The holding deposit is the equivalent of 1 weeks rent payable to reserve a property.
6. The holding deposit can be retained by the agent/landlord in certain circumstances if the tenancy does not go ahead as outlined within Schedule 1, Tenant Fees Act 2019.
7. The Bond (security deposit) is the equivalent of 5 weeks rent payable in cleared funds at the commencement of the tenancy.
8. The property will be withdrawn from the market pending referencing and right to rent checks as soon as an application is provisionally accepted by the landlord and a holding deposit has been paid.
9. Right to rent checks will need to be completed in person at our offices.
10. The holding deposit will be used as part of your first months rent payment if the application comes to fruition.
11. The deadline for agreement is 15 calendar days from the date the holding deposit is received by the agent.
12. The move-in date must be no more than 30 days after payment of the holding deposit. The move in date will be agreed at the application stage.
13. Before moving in to a property payment of the first months rent and bond must be made in cleared funds.
14. Tenants are responsible for any permitted payments if applicable throughout the tenancy.
15. Please note that all dimensions given in these details are approximate and that properties are offered to let as seen. Prospective tenants should satisfy themselves as to the suitability of the property on this basis before applying for a tenancy.
16. Verity Frearson is a member of RICs, which is a client money protection scheme and also a member of The Property Ombudsman (TPO) which is a redress scheme.
17. This property will NOT be managed by Verity Frearson.

Verity Frearson

26 Albert Street, Harrogate,
North Yorkshire, HG1 1JT

For all enquiries contact us on:

01423 530000

lettings@verityfearson.co.uk

